



ASTONS



Goddard Close
Crawley, West Sussex RH10 7HR

£390,000

Astons are delighted to market this charming and well presented three bedroom house, situated within the ever popular residential area of Maidenbower, located within walking distance of local amenities, schools, parks and transport links, including Three Bridges mainline train station. Inside this wonderful home features a light and airy living room, a dining room, an updated kitchen, three good sized bedrooms and a fitted bathroom. To the rear is a tranquil garden with rear gate access, to the front is allocated parking for two cars, additional benefits of this property include gas central heating and replaced UPVC double glazed windows, fascias, soffits and guttering.



Entrance Hall

Front door opening to entrance hall which comprises of wood effect laminate flooring, radiator, stairs to first floor, door to:

Living Room

Light and airy room with double glazed windows to front aspect, radiator, opening to:



Dining Room

With double glazed sliding patio door to rear garden, radiator, opening to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, part tiled walls, radiator, vinyl floor, double glazed window to rear aspect.



Landing

With access to airing cupboard and loft space, doors to:

Bedroom One

Double glazed window to front aspect, radiator, access to in-built wardrobe and cupboard.



Bedroom Two

Double glazed window to rear aspect, radiator.





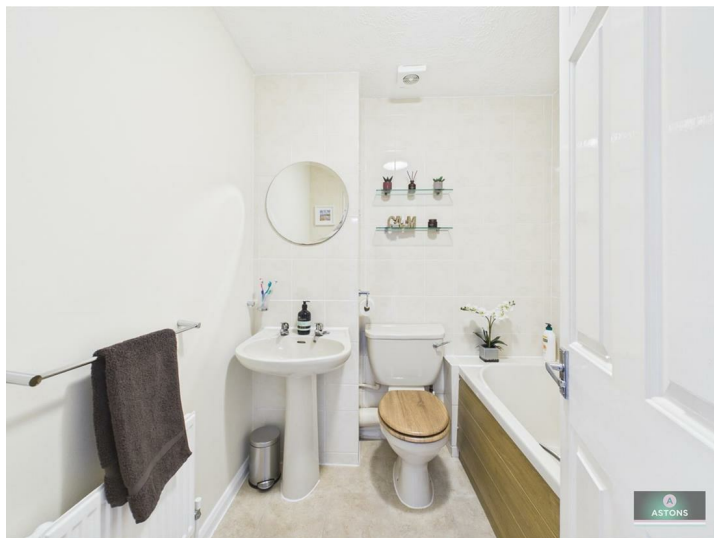
Bedroom Three

Double glazed window to rear aspect, radiator.



Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with mixer-tap and shower, radiator, part tiled walls, vinyl floor, extractor fan.



To The Rear

With patio area adjacent to property, lawn garden with further patio area, range of shrubs to borders, fence enclosed with rear gate access.



To The Front

Patio path to front door, lawn front garden.

Allocated Parking

This property comes with two allocated parking spaces.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has

been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Approximate total area⁽¹⁾
364 ft²
33.8 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom:
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



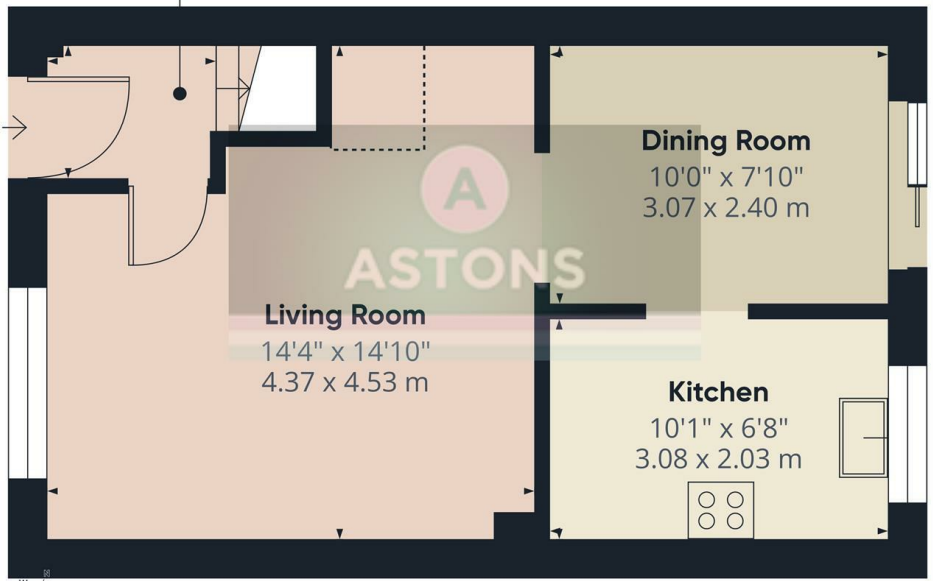
Approximate total area⁽¹⁾
329 ft²
30.5 m²

(1) Excluding balconies and terraces.

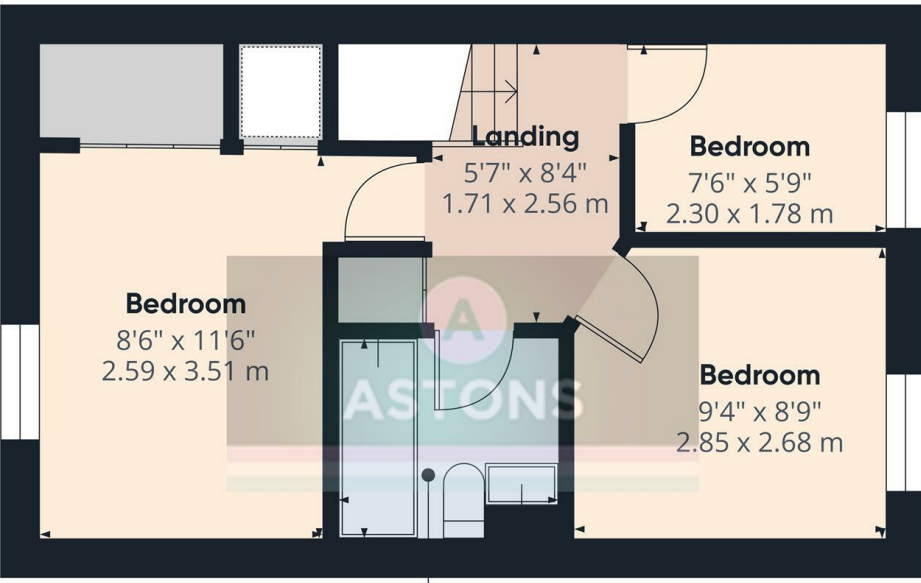
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Hallway
5'3" x 4'2"
1.61 x 1.27 m



Ground Floor



Floor 1

RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
25-31	A		
21-24	B		
15-20	C		
9-14	D		
4-8	E		
2-3	F		
1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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